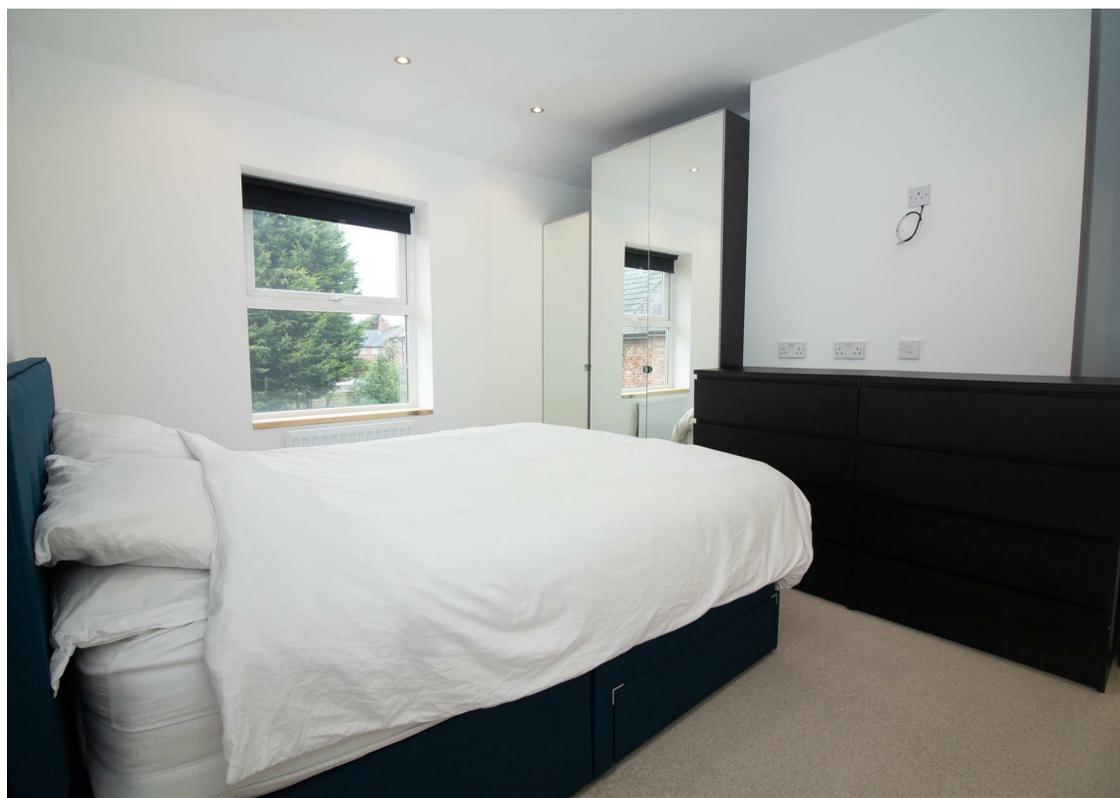






- **Semi Detached House**
- **Part-Furnished Basis**
- **Off Street Parking**
- **Very Well Presented**
- **Good Transport Links**
- **Three Bedrooms**
- **Available NOW**
- **Rear Garden**
- **Ample Storage**
- **Close To Local Amenities**





** Video Tour on our YouTube Channel | <https://youtu.be/pmH7YwDnRGg> **

Jan Forster Estates are delighted to welcome to the lettings market this beautiful three bedroom semi detached house on the highly sought after Craster Terrace in High Heaton. The property is available NOW on a part-furnished basis.

Close to a fantastic range of transport links and local amenities including shops, and a supermarket. Also within easy reach of Heaton Park and Jesmond Dene as well as the Freeman hospital and HMRC.

Internally the property briefly comprises; - entrance hall with cupboard under the stairs, open plan living area with feature wood burning stove, integrated kitchen area with fitted wall and floor units, and patio doors leading to the rear garden. To the first floor, there are three good-sized bedrooms; bedroom one with built-in wardrobes, and a three piece family bathroom with shower over the bath.

Externally, there is a Southerly-facing lawned garden to the rear with a patio area, and to the front, there is a large driveway providing off-street parking for multiple vehicles.

We anticipate an extremely high level of viewings on this charming family home. To arrange yours and for more information, please call our lettings team on 0191 270 1122.

Council Tax band *A*

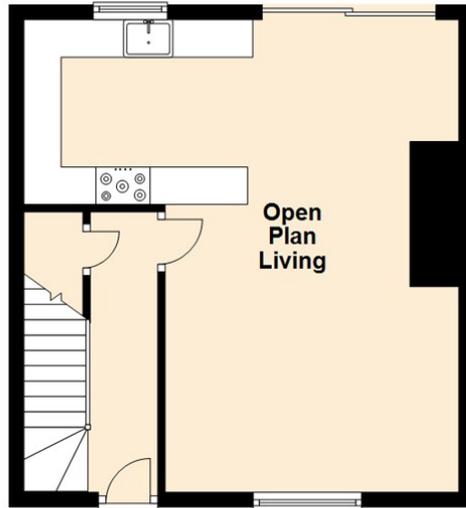


Should you decide to rent a property, a completed Rental Application Form is required for each adult proposing to rent the property, along with 2 forms of identification, including verification of your Right To Rent in the United Kingdom and a **Holding Deposit Fee equivalent of one week's rent rounded down to the nearest £5.00**. This Holding Deposit will be off-set against the first month's rental payment received.

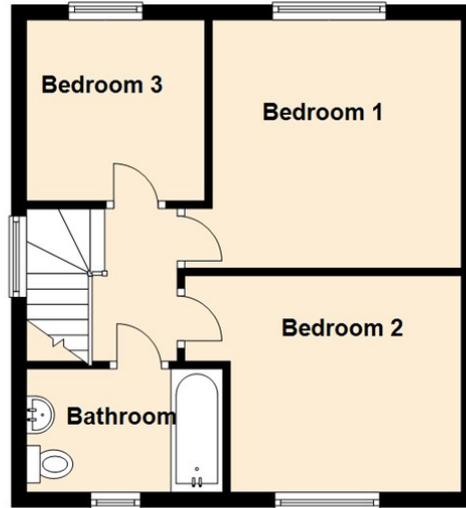
The Holding Deposit is non-refundable should you fail the Right To Rent checks, you provide misleading information, you withdraw from the property or you fail to take reasonable steps to enter into a tenancy within the agreed timescale. The Holding Deposit does not constitute the offer of acceptance of a tenancy until such time as successful referencing is completed and the Tenancy Agreement is signed and executed by both parties. We will liaise with you to agree on a start date for the tenancy.

Schedule 2 of the Tenant Fees Act 2019 – Treatment of the Holding Deposit – governs how we deal with the Holding Deposit. This Schedule applies where a Holding Deposit is paid to either a Landlord or Letting Agent in respect of a proposed tenancy of housing in England. In this Schedule, 'the deadline for agreement' means the fifteenth day of the period beginning with the day on which the Landlord or Letting Agent receives the Holding Deposit. Unless both parties agree otherwise, this Holding Deposit must be returned to you if it is decided by the Landlord or Letting Agent not to proceed with the tenancy after a Holding Deposit has been paid. The deposit must be returned to you no later than 7 days after a decision is made not to proceed.

Ground Floor

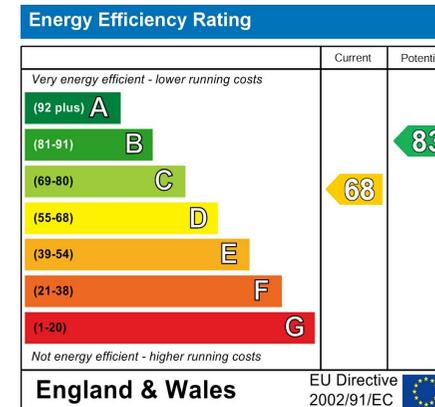


First Floor



The difference between house and home

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